

MBTA COMMUNITIES

ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON



Community Visioning Kit for Multifamily Housing in Arlington

Welcome! Thank you for agreeing to host a community conversation for your friends and neighbors! This kit includes the basic materials you need to conduct your meeting and provide feedback to the Town. You should find the following items in the packet. If something is missing, please contact Kelly Lynema, Assistant Director of Planning and Community Development, klynema@town.arlington.ma.us.

Instructions for you, the host:

- Process overview (pg. 2)
- Annotated meeting agenda with facilitation prompts (pgs. 3-9)
- Final Steps: submitting your meeting materials to DPCD (pg. 10)
- Sample Invitation (pg. 11)

Materials for you to distribute at the meeting:

	Title	Number of Pages
Sheet A	Sign-in Sheet for Facilitators/Note Takers	1
Sheet B	Sign-in Sheet for Participants	1
Sheet C	Meeting Agenda	1
Sheet D	MGL Ch.40A Section 3A / MBTA Communities Overview	1 double-sided page
Sheet E	My Vision (participant worksheets)	3 double-sided pages

Remember to bring enough copies of each sheet for your participants!

Additional items you will need:

- Pens/pencils
- Flip chart (or other paper for taking notes), markers, and tape
- Return envelope

Instructions for Meeting Host: Process Overview

1. Invite

- Identify people or groups that you want to invite to your Meeting in a Box. (Plan on one facilitator for every 8-12 people in a small-group discussion).
- Send the meeting invitation via e-mail or mail or call invitees.

2. Remind

- Call and/or e-mail the people you invited 1-2 days before the scheduled meeting.

3. Set up

- Select a location where all participants can comfortably sit, ideally in a circle.
- Sort copies of meeting materials into sets for participants.
- Have enough pens/pencils available.

4. Maintain Sign-in Sheets

- Make sure facilitators and note-takers sign in on Sheet A
- Ask attendees to sign in on Sheet B. There is space on Sheet B to ask to be added to a list for future information about the Arlington Housing Plan.

5. Facilitate

- Share an overview of Section 3A (MBTA Communities) legislation and what it means for Arlington.
- Lead a small-group discussion, making sure the meeting stays on topic and all discussion questions are answered.
- Use the PDF of topical maps and graphics to guide the questions about each topic.

6. Return

- Collect all materials, including the individual worksheets and feedback sheets from each participant, and make sure each sheet is labeled with the meeting code (see details under "Host Instructions").
- Package them together and return the response packet to the address provided on the return information sheet. Please recycle any unused materials.

Group Logistics

These meetings are designed to encourage conversation. The meeting is designed to take about two hours from start to finish. The host is responsible for coordinating all aspects of the meeting. If you host a large meeting, we suggest that you break into groups of 8-12 people and ask for a facilitator and note-taker for each group. The facilitator (who could also be the host) is responsible for keeping the conversation focused and ensuring everyone has a chance to speak. The note-taker takes notes throughout the discussion. If you do break into groups, please name/number the groups and indicate this on the discussion notes.

Meeting Agenda

The agenda and instructions below are guidelines for you as facilitator.

 Hand out **Sheet C.**

WELCOME & INTRODUCTIONS (10 - 15 minutes)

Who's in the room?

Take a few minutes at the beginning of the meeting for introductions. Ask people to tell something about themselves in addition to their name (e.g., their neighborhood, any affiliations, their interest in the multifamily housing, etc.) so that everyone gets a better sense of who is participating and why. No need to spend too much time on this activity.

Meeting overview

Briefly review the information on the meeting agenda.

Explain the meeting's purpose

- To explain the requirements of Section 3A, what Arlington needs to do to comply, and how this aligns with other plans.
- To understand community members' visions for multifamily housing in Arlington.
- To identify opportunities to balance multiple needs in Arlington: housing, economic development, access to community resources, etc.
- To include as many voices as possible in the MBTA Communities planning process.

What is MBTA Communities?

Briefly review the MBTA Communities / Section 3A overview (Sheet D), run through the refresher slides in the presentation PDF (these provide some helpful contextual information about the size of housing being discussed and the scale of the district compared to Arlington), and/or watch one the refresher section of the [3/9 Public Visioning Session](#) (8:40 through 23:25)

 Hand out **Sheet D.**

Explain how input from this meeting will be used

The Department of Planning and Community Development and MBTA Communities Working Group will use public input to explain the community vision for multifamily housing in Arlington. The outcome of these meetings, along with responses at the March 9 public meeting and the communitywide survey, will help us develop scenarios that best fit what we hear from participants in this process.

Explain Group Discussion Guidelines

- Review the suggested discussion guidelines or ask the group to brainstorm guidelines that will help everyone to participate. Ask if anyone has any questions and if everyone agrees to the discussion guidelines. Clarify as needed and address any concerns. Ask if the group needs anything else to help stay focused and have an effective meeting.
- Suggested discussion guidelines:
 - Everyone should have an equal opportunity to talk and be heard.
 - Keep the conversation on topic.
 - Listen to others and avoid criticizing.
 - Respect limited time and keep your answers to the point.
- Be honest and try to understand other viewpoints.
- It's ok to disagree.
- Try not to interrupt the facilitator or other group members.
- Cell phones on silent.

Discussion Questions (5 minutes per topic, 55 minutes total). The questions should occupy most of the meeting time. Note that these questions are identical to the questions asked on our visioning survey, so if respondents would rather respond digitally, they can do so at <https://www.surveymonkey.com/r/VisioningMultifamilyArlington>

Discussion Process: Do this for each topic area listed in the blue box below.

1. Read the topic introduction out loud, share the supporting visuals, and ask the question about how important each goal or approach is to the participants. Ask if anyone has questions about the question.
2. Give participants a minute to think about and respond on their own before polling for answers. First invite anyone who answered that they are unsure what the goal or approach means to raise their hands and elaborate if you are able. If the group is unclear on the meaning of the statement, please note this and move on. We will try to address the issue in our FAQ.
Ask those who feel the goal/approach is important or nice to have to raise their hands, then ask those who are opposed to raise their hands, followed by those who are neutral.
3. Unless the group is aligned on individual responses, invite someone who is in favor of, opposed, or neutral to briefly elaborate on the rationale for their answer.
4. During this time, the note-taker should write down comments and questions, ideally on a flip chart or large piece of paper taped to the wall so everyone can see. Alternatively, the note-taker can use a marker to write each thought in large print on a piece of notebook paper, confirming with the group that the thought has been correctly captured. Ask the note-taker to use participants' words rather than edit or change them. We will be using the questions to generate an FAQ and to make sure that concerns are addressed as we move forward in the planning process.
5. You – the host – are also a participant and you can share your opinions as an equal member of the discussion, but make sure everyone has a chance to express his/her opinion.
6. After everyone has had a chance to speak, briefly review all thoughts the group generated.

 Hand out **Sheet E.**

NOTES:

- **This is not an attempt to build a group agreement on the top ideas. There is no need to try to get the group to agree.**
- **Not all topics will have individuals opposed, in favor, or neutral. It's okay to spend less time on some questions than on others.**

Topic 1: Public Transportation Read the statement below; show map on page 23 of the PDF.

This map identifies Arlington's bus routes, along with the three major stations/bus transfer locations (Arlington Heights, Arlington Center, and Alewife Station). You can see part of the Red Line in the bottom right of the screen. How important is the following goal to you?

Encourage multifamily housing around public transportation routes (MBTA bus lines, Alewife station).

Topic 2: Active Transportation Read the statement below; show map on page 24 of the PDF.

The map identifies existing sidewalk infrastructure (thin aqua lines), signalized pedestrian crossings (circles), multi-use paths like the Minute Bikeway and Alewife Brook Path, and painted bike lanes and shared bike markings (navy). How important is the following goal to you?

Encourage multifamily housing in walkable and bikeable locations (e.g., near existing sidewalks, multi-use paths, bike lanes).

Topic 3: Affordable Housing Read the statement below; show income chart on page 25.

When we talk about "A" affordable housing, we are talking about housing that is reserved for households that make 80% or less of Area Median Income. The chart shows that income level for households of 4, 2, and 1 individuals in the Arlington area.

Arlington's inclusionary zoning bylaw requires that one affordable unit is provided for every six units (no units are required for buildings with fewer than six units). There are additional ways of encouraging affordable housing and ways of making affordable housing for a range of incomes. For this question, we want to know how important people feel that creating deed-restricted (e.g., dedicated) affordable housing is as part of their vision for multifamily housing in Arlington.

[NOTE: If the question is asked: we cannot require a greater percentage of affordable housing than currently required in the zoning bylaw, and we'll have to ask for permission from the state to do that instead of the 10% in Section 3A.]

How important is the following goal to you?

Encourage multifamily housing that includes affordable units.

Topic 4: Mixed-Use Development Read the statement below; show visuals on pages 26-28.

When we talk about mixed-use development, we typically are referring to development or reuse of a multi-story building where the ground level is mostly devoted to commercial uses (shops, restaurants, offices, etc.) and the upper stories are residential.

If it's asked about, the image on the left is from a cover of a plan created for Arlington in 1982 – our zoning today wouldn't allow this kind of development due to dimensional requirements, but it's often what people think of when they think of historic downtowns, which often were mixed-use.

How important is the following goal to you?

Encourage multifamily housing to include mixed uses (e.g., first floor business or commercial uses).

Topic 5: Promoting Commercial/Business Districts Read the statement below; show map on page 29.

This topic is similar to topic 4, although it also includes the idea of growth or expansion of the business districts. The map identifies where the parcels zoned for business (B1, B2, B2A, B3, B4, and B5) and industrial (I) are located. How important is the following goal to you?

Promote development, vitality, and growth of commercial/business districts.

Topic 6: Sustainable Principles Read the statement below; show the graphic on page 30.

There are many ways to incorporate sustainable principles into multifamily housing – from thinking about how new housing consumes and/or creates energy, materials used or reused in construction, ways that new housing can support use of public transit and active transportation. How important is the following goal to you?

Integrate sustainable principles into new multifamily housing.

Topic 7: Shared Community Resources Read the statement below; show map on page 31.

This map identifies the location of parks/open spaces, and some Town buildings (schools, libraries). People may feel mixed about this goal, so invite them to share if they think of proximity to community open space as distinct from proximity to schools, etc. and why that distinction is important. How important is the following approach to you?

Provide access to shared community spaces such as recreational parks and open spaces, plazas, and public buildings.

Before jumping into topic 8, clarify that the next three questions are similar.

MBTA Communities law says that we cannot require mixed use or ground floor commercial (we can incentivize it but not require it), so we're curious if people have a preference for allowing multifamily by right on the corridors, in the commercial districts, or slightly set back from existing commercial properties. **For topic 8, hold off discussion until after all three questions (8a, 8b, and 8c) have been asked.**

Topic 8: Commercial Corridors + Districts

8a: Read the statement below; show image on pages 32-33.

This map shows the location of Arlington's key commercial corridors; the question is focused on new housing that fronts the commercial corridors. People tend to focus on Mass Ave and Broadway, but Summer Street could also be considered a corridor since there is some commercial zoning and public resources along Summer Street. The area between Summer Street and Mass Ave is also where a lot of commercial and industrial spaces are located.

[NOTE: If people feel mixed about including any particular street, please note that and ask why it's important to draw distinctions.]

How important are the following approaches to you?

Encourage multifamily housing along our commercial corridors (i.e., Mass Ave, Broadway, Summer Street).

8b: Read the statement below; show image on pages 34-35.

This question focused more on the three commercial centers as identified in the maps. It's distinct from 8a in that it's NOT talking about the spaces between the commercial centers, but rather the districts (loosely identified with navy outlines) themselves.

Information for Meeting Host

MBTA COMMUNITIES

[NOTE: If people have feelings about one commercial district over another, please note that and ask for clarification as to why.]

How important is the following approach to you?

Encourage multifamily housing in our commercial centers (i.e., Capitol Square, Arlington Center, Arlington Heights).

8c: Read the statement below; show image on pages 36-37.

This question asks about the idea that multifamily housing could be encouraged slightly back from or adjacent to the corridors. How important is the following approach to you?

Encourage multifamily housing near, but not necessarily on, our commercial corridors.

Topic 9: Flood Prone Areas *Read the statement below; show the image on page 38.*

This map shows wetland areas and FEMA flood zones in hatch, with a 200' buffer from those areas. Do participants have feelings about new housing near flood-prone areas? Are there nuances (e.g., incorporating flood resilience in new construction) that they would want to see encouraged if new multifamily housing was located near flood-prone areas? How important is the following approach to you?

Avoid locating new multifamily housing near flood-prone areas.

Topic 10: Large Parcels *Read the statement below; show the image on page 38.*

This map identifies roughly 575 parcels that are larger than 15,000 square feet. Most of Arlington's multifamily housing in the past few decades has been created on larger parcels – even though most of Arlington is comprised of very small parcels. Should multifamily housing be allowed by right on large(r) parcels?

[NOTE: We tried to remove any open space, Town properties, AHA and HCA properties, and existing larger multifamily development parcels from this map. If anyone points one out, it's in error. We're posing this question as a concept and to highlight where large parcels, on which it's typically easier to develop multifamily housing, are located; not as an explicit map to follow. The point of this question is not to arbitrate the map but to understand participants' interest in encouraging development on large parcels.]

How important is the following approach to you?

Encourage multifamily housing on existing large parcels.

Topic 11: Arlington Neighborhoods *Read the statement below; show the image on page 39.*

This map uses very fuzzy boundaries to identify Arlington's neighborhoods. Should multifamily housing be encouraged throughout Town, or located in key areas? How important is the following approach to you?

Encourage multifamily housing in all neighborhoods in Arlington.

Section 2 (5 minutes): Questions and Comments about the goals and approaches

The topics may have generated questions that we should address, or identified nuances that affect an individual's response to a topic (for example, is multifamily housing more appropriate around one bus line or another? In one business district or all three?). Note that we are interested in people's questions and clarifications, and provide participants with five minutes to note these down on page 18 of their packet.

This section of the meeting does not require additional elaboration or discussion.

Section 3 (25 minutes): Opportunities for Reaching Agreement.

What steps would help to bring Arlington residents together about creating a district where multifamily housing is allowed by right? How can the Town balance concerns about housing needs, transportation, education, and the environment? What do you think most people could agree on?

Discussion

1. Read the section question written above out loud. Ask if anyone has questions about the question.
2. Give participants a few minutes to think about and respond on their worksheet. Invite a participant to share their response, and then move around the room to listen to everyone else's response. You can skip people if they're not ready to share, but try to make sure everyone has a chance to talk at some point.
3. During this time, the note-taker should write down comments and questions, ideally on a flip chart or large piece of paper taped to the wall so everyone can see. Alternatively, the note-taker can use a marker to write each thought in large print on a piece of notebook paper, confirming with the group that the thought has been correctly captured. Ask the note-taker to use participants' words rather than edit or change them.
4. You – the host – are also a participant and you can share your opinions as an equal member of the discussion, but make sure everyone has a chance to express his/her opinion.
5. After everyone has had a chance to speak, briefly review all thoughts the group generated.

Wrap-Up (5 minutes)

If you have divided participants into small groups, reconvene the larger group. See if there are any issues or concerns that seemed to be mentioned by many participants in the meeting.

Final Steps: Submitting your meeting materials to DPCD

Collect and sort the meeting materials.

After the meeting, package up the materials for return. Sort the materials into sets, keeping like items together:

- Sign-in sheets (**Sheets A and B**)
- Group discussion materials (if you had more than one group, keep each group's materials together):
- Group discussion notes
- Participant worksheets (**Sheet E**)

Label the meeting materials.

Assign a code to your meeting following the instructions below. **Enter this code into the appropriate boxes on all the materials that you will need to return to the Town.**

FIRST THREE SPACES: Your initials

NEXT FOUR SPACES: Month and day of your event (e.g., "0324" for March 24th)

The code box is always located at the top of the page and it looks like this:

Code:

Write up a summary of the meeting notes

The summary can be bullet points listing the main ideas participants. If possible, try to group the ideas by type or theme. Provide highlights of the meeting.

Return the meeting materials within seven (7) days.

Please mail, scan and e-mail, or hand deliver all participant and group response materials to:

Kelly Lynema, Assistant Director
Arlington Department of Planning and Community Development
730 Mass. Ave, Town Hall Annex
Arlington MA 02476

THANK YOU!

Sample Invitation

Use this template as a guide for your meeting invitations. You can include this language in an email, send invitations in the mail or use it as a guide to invite people over the phone.

You're Invited!

What: MBTA Communities: Multifamily Housing in Arlington Visioning Session

Where: [your info here]

When: [your info here]

RSVP by: [your info here]

RSVP to: [your info here]

MBTA Communities, or Section 3A of MGL Ch 40A, is a new state law that requires the 175 Massachusetts communities served by the MBTA to create a district where multifamily housing of three or more units is allowed by right, meaning without a special permit.

The Department of Planning and Community Development and the MBTA Communities Working Group have invited us to host a meeting using their **Multifamily Housing Visioning Kit** so they can hear from us as they work on the development of this district.

This meeting is designed to help the Town understand community priorities and visions for the best locations for multifamily housing. In the long run, when Arlington and the other MBTA communities create these districts, we will be working to combat the housing crisis and offering more diverse types of housing within our community – housing that suits the needs of those seeking starter rental and ownership homes to those looking to downsize within the community.

The purpose of this meeting is to:

- Explain the MBTA Communities Law and how it applies to Arlington;
- Understand community members' visions for multifamily housing in town;
- Identify opportunities to balance multiple needs in Arlington: housing, economic development, access to community resources, etc.; and
- To include as many voices as possible in the MBTA Communities planning process.

We look forward to hearing from you! For more information about the process, please visit tinyurl.com/MBTACommunitiesArlington.

SHEET A. Facilitator and Notetaker Sign-in Sheet

Role	Group	Name	E-mail and/or Phone (in case clarifications are needed)
Facilitator			
Note-taker			
Facilitator			
Note-taker			

SHEET B. Participants Sign-in Sheet

Meeting Date: _____

Number of Participants: _____

Name	E-mail and/or Phone	Would you like to receive e-mail updates about the MBTA Communities planning process?
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No
		<input type="checkbox"/> Yes <input type="checkbox"/> No

MBTA Communities

Participant Meeting Agenda & Information

Part One: Welcome and Introductions

- Who's in the room?
- Meeting overview
- Meeting purpose
 - To explain the requirements of Section 3A, what Arlington needs to do to comply, and how this aligns with other plans.
 - To understand community members' visions for multifamily housing in Arlington.
 - To identify opportunities to balance multiple needs in Arlington: housing, economic development, access to community resources, etc.
 - To include as many voices as possible in the MBTA Communities planning process.

• What is MBTA Communities?

Review Sheet D and/or watch one the refresher section of the [3/9 Public Visioning Session](#) (08:40 through 23:25)

Group Discussion Guidelines

To have a productive conversation where everyone feels welcome to participate, please use these guidelines.

- Everyone should have an equal opportunity to talk and be heard.
- Keep the conversation on topic.
- Listen to others and avoid criticizing.
- Respect limited time and keep your answers to the point.
- Be honest and try to understand other viewpoints.
- It's ok to disagree.
- Try not to interrupt the facilitator or other group members.
- Cell phones on silent, please.

Part Two: Discussion Questions

- How input from this meeting will be used
- Questions and discussion

Part Three: Wrap Up

SHEET D

MBTA Communities / Section 3A

In 2021, Governor Baker signed the multifamily zoning requirement for the 175 communities served by the MBTA into law. This new law requires that an MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions and suitable for families with children



Why did Gov. Baker create this requirement?

The law was created because the greater Boston region, for some time now, has been experiencing a housing crisis. The State's [Future of Work](#) study estimated a shortage of up to 200,000 housing units. Municipalities play a key role through zoning and permitting in determining whether or not housing is built. To solve the housing crisis, the law requires communities to amend their zoning and permitting to encourage greater housing production. Additionally, the state notes that:

- Before COVID19, Massachusetts faced a core challenge in creating adequate housing to support young families, workers, and an aging population. The pandemic has further highlighted these needs.
- Massachusetts has among the highest, and fastest growing, home prices and rents of any state in the nation.
- Rising costs have families dramatically increased financial pressures on low- and middle-income families, forcing them to sacrifice other priorities to pay housing costs. High housing costs are a primary driver of homelessness.
- The lack of housing production is an impediment to community development.
- These high costs are a disadvantage as we compete economically against peer states. The risk of future job growth moving outside Massachusetts is rising due to the high costs of living.¹

Every community in Massachusetts is responsible for addressing this problem. The law ensures that we, along with 174 other communities, are working to address it simultaneously.

¹ MBTA Communities Summary Deck: <https://www.mass.gov/doc/mbta-communities-summary-deck-feb-2022/download>

MBTA COMMUNITIES “VISIONING KIT” WORKSHEETS

What is Arlington required to do?

The Department of Housing and Community Development (DHCD) issued guidelines on how communities can achieve compliance with the MBTA Communities law in August of 2022. Based on DHCD guidance, Arlington is considered an “adjacent” community, and must therefore create a zoning district of at least 32 acres where 10% of Arlington’s current housing stock, or 2,046 units, could be built by right in three-family or larger homes. The guidelines are based on *capacity*, not housing to be created *in addition to* what currently exists – the capacity of 2,046 units is measured as if there was nothing currently on the land within the zoning district. Because there are fewer than 50 developable acres within a half mile radius of Alewife Station, Arlington is able to locate the district or districts anywhere within the town.

What is the Town’s approach?

MBTA Communities, or Section 3A, is consistent with a number of Town plans:

- Arlington Master Plan
- Fair Housing Action Plan
- Housing Production Plan
- Connect Arlington: The Sustainable Transportation Plan
- Net Zero Action Plan

Additionally, if the Town does not comply, we lose our eligibility for millions of dollars infrastructure funding from the State’s MassWorks program. We also would not be able to participate in the state’s fossil fuel ban pilot program—related to a Home Rule Petition approved by 92% of Town Meeting Members which would take significant steps toward achieving the Town’s net zero energy goals. It is anticipated that the state will tie compliance to MBTA communities with other funding sources and opportunities in the future, and the Attorney General has issued an advisory concerning enforcement of the law on March 15; “opting out” is not an option.² Furthermore, both the Select Board and the Arlington Redevelopment Board (ARB) have indicated that the Town should work to achieve compliance with the law.

As a result, the MBTA Communities Working Group is working in earnest to create a zoning amendment that will both meet compliance requirements *and* have the ability to result in actual production of multifamily housing over time. The amendments will be crafted through community outreach—the community will have several opportunities to inform the vision and substance of the amendments—and brought to the ARB in September, and with the ARB’s approval, to Town Meeting in October. If approved, the amendments will be submitted to the state for review and incorporated into the Zoning Bylaw.

For more information about this process, contact Kelly Lynema, Assistant Director of Planning and Community Development, klynema@town.arlington.ma.us.

² Andrea Joy Campbell, Massachusetts Attorney General; Advisory Concerning Enforcement of the MBTA Communities Zoning Act: arlingtonma.gov/home/showpublisheddocument/64380/638144981082117352

Topic 1: Public Transportation | How important is the following goal to you?

Encourage multifamily housing around public transportation routes (MBTA bus lines, Alewife station).

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

Topic 2: Active Transportation | How important is the following goal to you?

Encourage multifamily housing in walkable and bikeable locations (e.g., near existing sidewalks, multi-use paths, bike lanes).

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

Topic 3: Affordable Housing | How important is the following goal to you?

Encourage multifamily housing that includes affordable units.

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

Topic 4: Mixed-Use Development | How important is the following goal to you?

Encourage multifamily housing to include mixed uses (e.g., first floor business or commercial uses).

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

MBTA COMMUNITIES "VISIONING KIT" WORKSHEETS

Topic 5: Promoting Commercial/Business Districts | How important is the following goal to you?

Promote development, vitality, and growth of commercial/business districts.

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

Topic 6: Sustainable Principles | How important is the following goal to you?

Integrate sustainable principles into new multifamily housing.

- This goal is important to include.
- This goal is nice to have, but secondary to other goals.
- I am neutral about including this goal.
- I am opposed to including this goal.
- I am unsure what this goal means.

Topic 7: Shared Community Resources | How important is the following approach to you?

Provide access to shared community spaces such as recreational parks and open spaces, plazas, and public buildings.

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Topic 8: Commercial Corridors and Commercial Districts | How important are the following approaches to you?

Encourage multifamily housing along our commercial corridors (i.e. Mass Ave, Broadway, Summer Street).

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Encourage multifamily housing in our commercial centers (i.e. Capitol Square, Arlington Center, Arlington Heights).

- This approach is important to include.
- This approach is nice to have, but secondary to other options.

MBTA COMMUNITIES "VISIONING KIT" WORKSHEETS

- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Encourage multifamily housing near, but not necessarily on, our commercial corridors.

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Topic 9: Flood Prone Areas | How important is the following approach to you?

Avoid locating new multifamily housing near flood-prone areas.

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Topic 10: Large Parcels | How important is the following approach to you?

Encourage multifamily housing on existing large parcels.

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

Topic 11: Arlington Neighborhoods | How important is the following approach to you?

Encourage multifamily housing in all neighborhoods in Arlington,

- This approach is important to include.
- This approach is nice to have, but secondary to other options.
- I am neutral about pursuing this approach.
- I am opposed to this approach.
- I am unsure what this means.

MBTA COMMUNITIES “VISIONING KIT” WORKSHEETS

SHEET E

CODE:

Participant Visioning Worksheet

My Vision: Section 2, Questions and Comments About the goals and approaches

The topics just discussed are not simple. Some, such as locating multifamily housing in or around commercial districts, have nuances to consider (for example, should we look at all commercial corridors or just one specific street?). Considering these topics likely brings up some questions for you.

We'd like to be able to address these questions in the next phases of the planning process. Please note your questions and comments about any of the visioning topics in the space below.

MBTA COMMUNITIES “VISIONING KIT” WORKSHEETS

SHEET E

Participant Visioning Worksheet

CODE:

My Vision: Section 3, Opportunities for Consensus

What steps would help to bring Arlington residents together about creating a district where multifamily housing is allowed by right? How can the Town balance concerns about housing needs, transportation, education, and the environment? What do you think most people could agree on?

Complete BEFORE the discussion:

MBTA COMMUNITIES “VISIONING KIT” WORKSHEETS

Complete AFTER the discussion:

What do I think are Arlington’s **top three** opportunities for consensus about Arlington’s MBTA Communities district(s)? (Note: your answers may be the same answers as you wrote down before the discussion.)

1.

2.

3.
